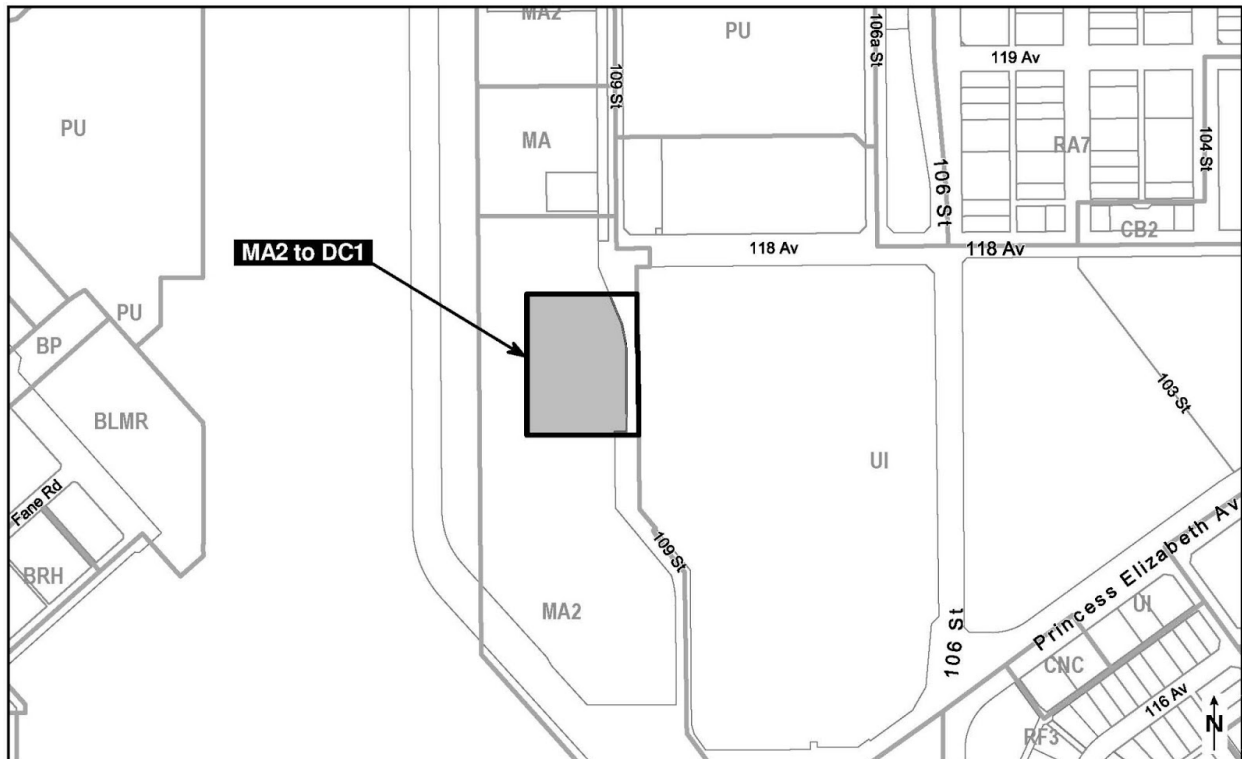




ADMINISTRATION REPORT **REZONING** BLATCHFORD AREA

101 - Airport Road NW

To allow for the adaptive reuse of the historic Hangar 11 Building as a mixed use building.



Recommendation: That Charter Bylaw 19837 to amend the Zoning Bylaw from (MA2) Municipal Airport Business Industrial Zone to (DC1) Direct Development Control Provision be **APPROVED**.

Administration is in **SUPPORT** of this application because it:

- facilitates the preservation of a property that is on the Inventory of Municipal Historic Resources;
- is compatible with, complementary to and will service the adjacent NAIT campus;
- is within 400 m of an LRT Station; and
- aligns with the policies in the City Centre Area Redevelopment Plan.

Report Summary

This rezoning application was submitted by The City of Edmonton on June 22, 2021. This application proposes to change the zoning of a portion of the subject site from (MA2) Municipal Airport Business Industrial Zone to (DC1) Direct Development Control Provision to allow for:

- a mixed-use development with residential and commercial uses (ground floor) in the same building;
- a maximum building height of 16 metres (an increase from the current maximum of 14 metres); and
- a maximum density of 260 dwellings.

This proposal supports the policies of The City Plan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries.

The proposed rezoning is in conformance with the City Centre Area Redevelopment Plan (ARP) by allowing for the repurposing and designation of an historic hangar building.

The Application

Charter Bylaw 19837 proposes to amend the Zoning Bylaw from (MA2) Municipal Airport Business Industrial Zone to (DC1) Direct Development Control Provision in conformance with the City Centre Area Redevelopment Plan. The proposed provision will allow for the adaptive reuse of the Historic Hangar 11 Building as a mixed use building.

Site and Surrounding Area

The subject rezoning area is located in the southeast corner of both the former municipal airport, Blatchford, and the City Centre Area Redevelopment Plan. The site is currently developed. Immediately to the east is the NAIT campus and to the south is Brig. James Curry Jefferson Armory. The remaining surrounding area is prominently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(MA2) Municipal Airport Business Industrial Zone	Hangar 11 building
CONTEXT		
North	(MA2) Municipal Airport Business Industrial Zone	Vacant
East	(UI) Urban Institutional	NAIT Campus
South	(MA2) Municipal Airport Business Industrial Zone	Brig. James Curry Jefferson Armory
West	(MA2) Municipal Airport Business Industrial Zone	Vacant



STREET VIEW FROM 109 ST. LOOKING NORTHEAST



STREET VIEW FROM 109 ST. LOOKING SOUTHEAST

Planning Analysis

LAND USE COMPATIBILITY

The proposed rezoning allows for the preservation of and restoration of the existing Hangar 11 Building. It is compatible with the surrounding development, is located within 400m of the future Blatchford LRT Station and will integrate with the adjacent institutional uses. The DC1 includes provisions to allow and encourage the restoration of the existing building, while maintaining the key heritage features.

The residential component will consist of approximately 260 units of student housing while the commercial component will consist of a food/social hall and other retail opportunities of up to 3,800 m² of floor area. Surface parking is provided in the area north of the hangar building with 104 stalls and 10 accessible parking stalls, though the proposed DC1 is silent on this matter with respect to Open Option parking requirements.

PLANS IN EFFECT

The subject site falls within the City Centre Area Redevelopment Plan (ARP) where it is designated as part of the Technology & Research District. The rezoning conforms to the City Centre ARP and the objectives of the Technology and Research District which support:

- the repurposing and designating the historic hangar building;
- providing medium to high density residential development intended to support ridership on the LRT line;
- Accommodates the long-range requirements of NAIT to expand its urban campus as an integrated part of the community; and
- the provision of varied economic development opportunities and non-residential land uses including local retail and institutional.

THE CITY PLAN

This proposal aligns with The City Plan (MDP) goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. The site falls within the 118 Avenue District Planning Area which identifies it as a City Centre, Major Node, a Mobility Hub, an Institutional/Employment Centre and as part of the Innovation Corridor.

HERITAGE

The building is on the Municipal Inventory of Historic Resources in Edmonton. A condition of sale of the building is its full designation as a legally-protected Municipal Historic Resource.

As a condition of sale between the developer and the City of Edmonton, the building is to be designated as a Municipal Historic Resource and rehabilitated in conformance with *City Policy C450B: Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton and the Standards and Guidelines for the Conservation of Historic Places in Canada*.

Additionally, through the regulations of the DC1 Provision, prior to the issuance of a Development Permit the owner must enter into an agreement with the City of Edmonton to provide a minimum of \$395,570.00 that will be allocated for the preservation and designation of the Hangar 11 Building, in accordance with City Policy C599A (Community Amenity Contributions in Direct Control Provisions).

Technical Review

All comments from affected City Departments and utility agencies have been addressed.

Community Engagement

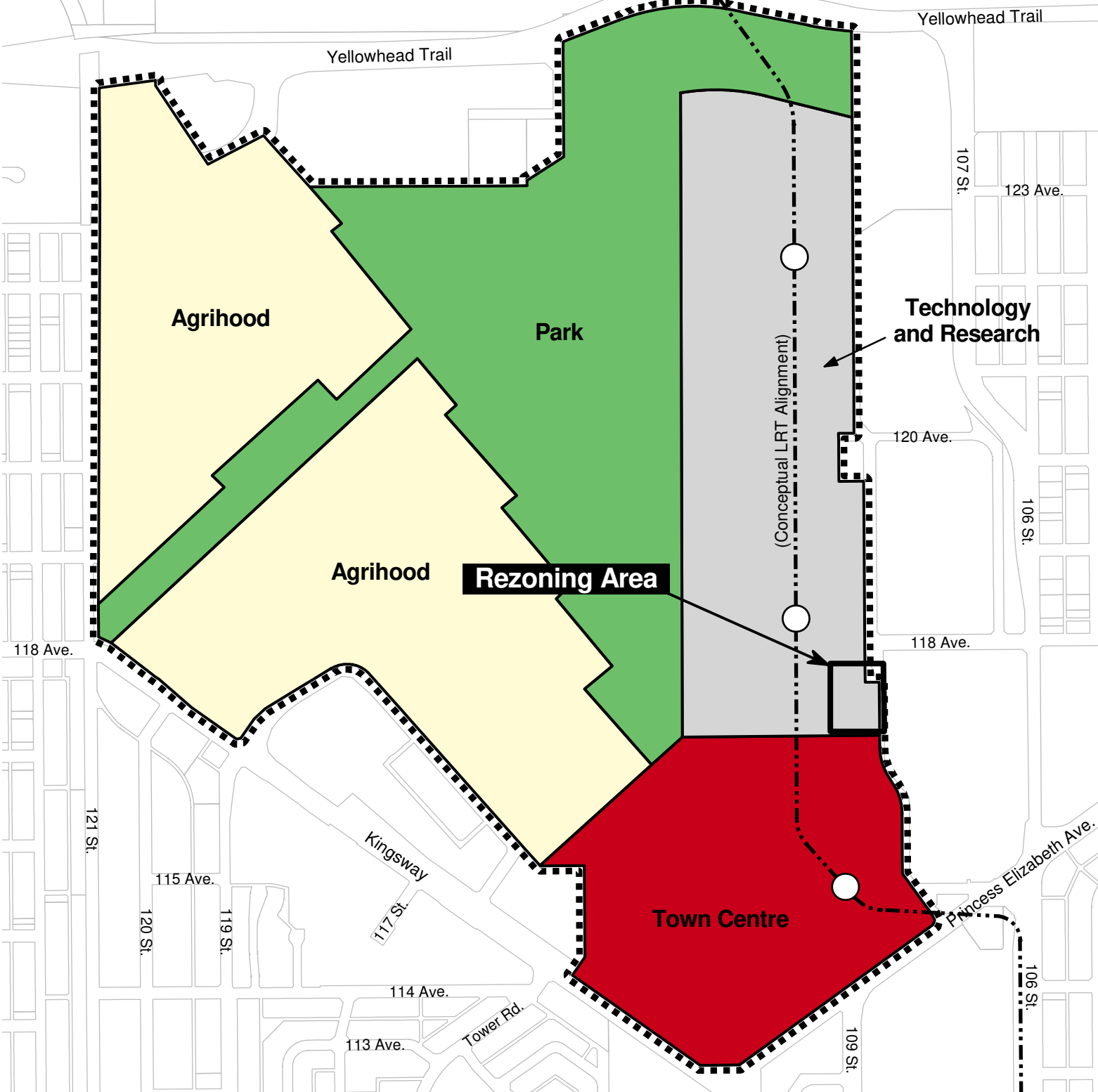
ADVANCE NOTICE June 29, 2021	<ul style="list-style-type: none">● Number of recipients: 82● Responses in support: 1● Comments of support: Citizen was generally supportive of the overall proposed development
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/blatchford-planning-applications

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Map
- 2 Application Summary



**BYLAW 16033
APPROVED
CITY CENTRE
Area Redevelopment Plan
Redevelopment Concept**



- City Centre ARP Boundary
- District Boundary
- Conceptual Northwest LRT Alignment
- Potential LRT Stations (final number and location to be confirmed)

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19837
Location:	North of Princess Elizabeth Ave NW and west of 109 Street NW
Address:	101 - Airport Road NW
Legal Description:	A Portion of Lot 2, Block 6A, Plan 9220135
Site Area:	N/A
Neighbourhood:	Blatchford
Notified Community Organizations:	Calder, Lauderdale, Prince Charles, Prince Rupert, Spruce Avenue, and The Westwood Community Leagues
Applicant:	Stuart Carlyle - City of Edmonton

PLANNING FRAMEWORK

Current Zone:	(MA2) Municipal Airport Industrial Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	City Centre Area Redevelopment Plan
Historic Status:	Pending designation

Written By: Luke Cormier
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination